

108,1f3 McDonald Road

EDINBURGH, EH7 4NQ



*SPACIOUS ONE BEDROOM FIRST FLOOR FLAT IN
EDINBURGH'S BELLEVUE AREA*



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McEwan Fraser Legal is delighted to present this one bedroom first floor flat, brought to market in excellent condition. Inside, the property comprises of:

- Fully equipped kitchen with hob, fan oven and integrated and free-standing appliances
- Spacious living room which is very well proportioned with beautiful cornicing and bay window
- The flat is equipped with one spacious bedroom
- The bathroom is a three-piece with a shower over the bath

The property also benefits and large box room which could be a multitude of things from home office, dressing room, storage room or even a home gym. In addition to this, the property has access to permit parking and gas central heating making for a warm home year-round.

The Location

the lounge



the kitchen





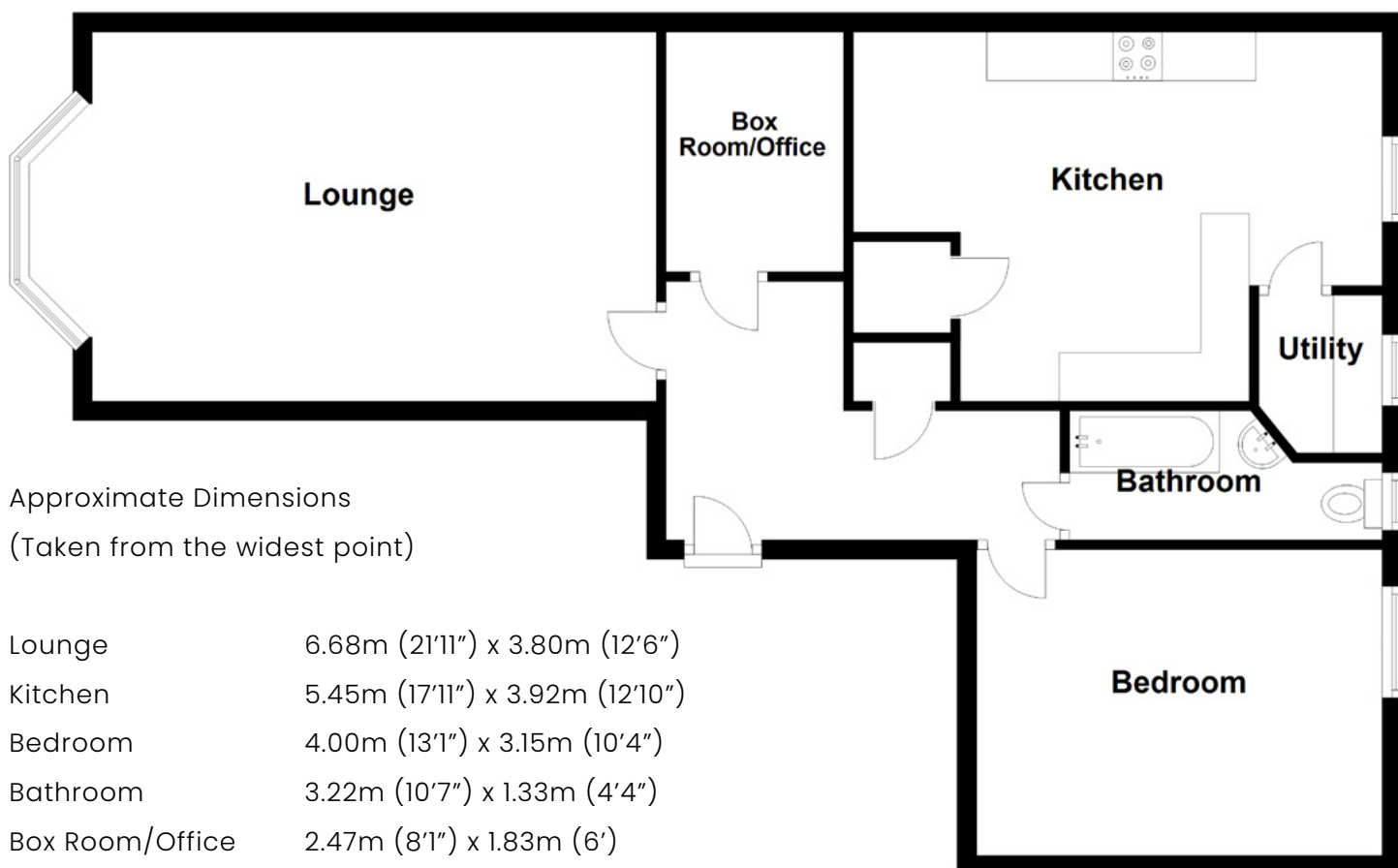
the bedroom





the bathroom





Gross internal floor area (m²): 77m²

EPC Rating: C

Floor Plan



the garden



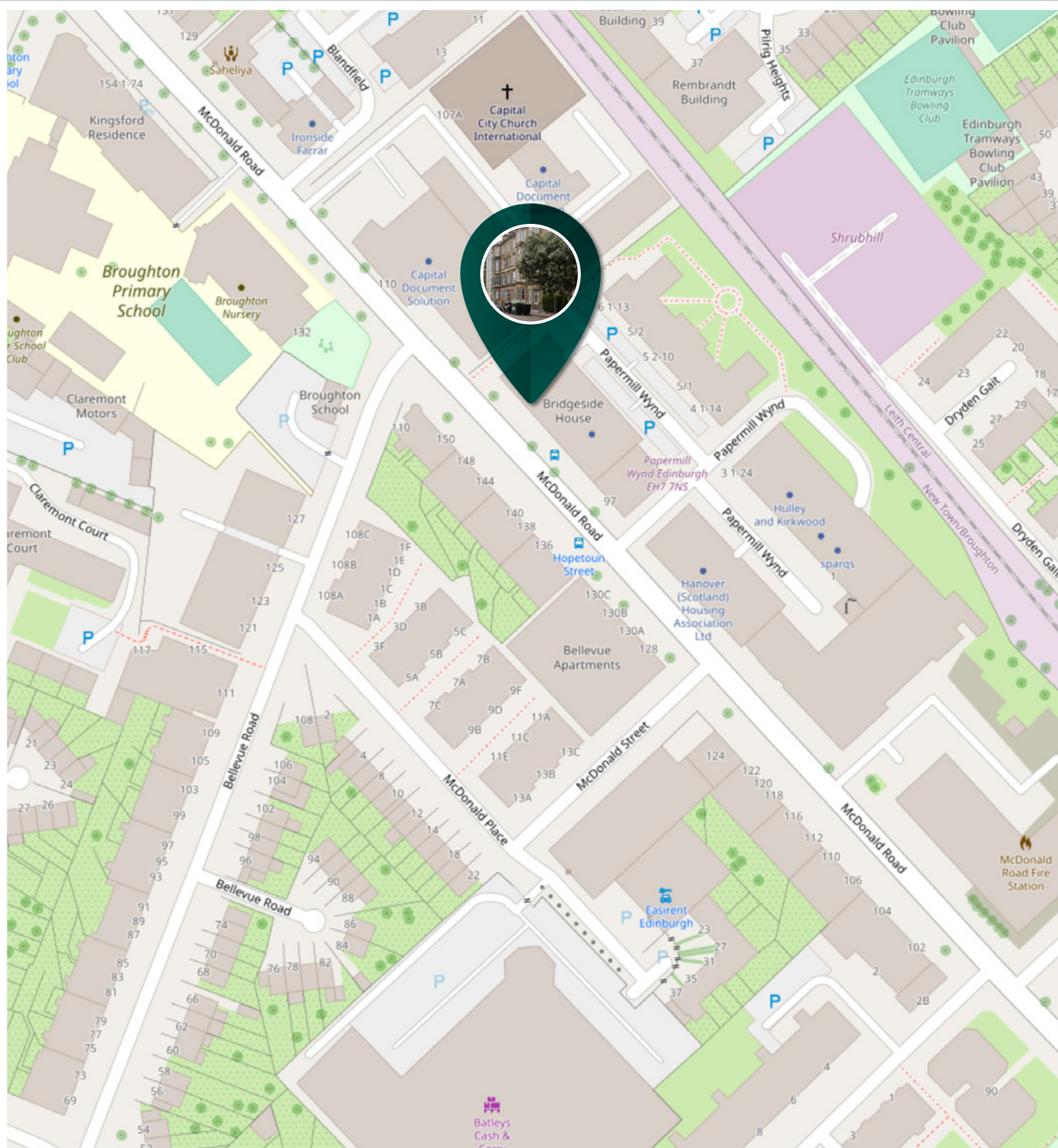


Bellevue is an exclusively residential district on the fringe of the New Town, on its northeast flank. It consists of a wide variety of mainly Georgian style tenement properties. Very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street.

For those who enjoy open-air recreational facilities, The Royal Botanic Gardens are only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. Nearby Leith is an established, independent community and is very much self-contained.

There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. The property is only a short walk from the tram stop at York Place, with trams running to the airport every ten minutes at peak times.

The Location



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Exchange
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Text and description
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